CERTIFICATE OF FORMATION

of

Berkshire Bathaway LLC

A Limited Liability Company

Organized Under the Legal Entity Act of the Commonwealth of Redmont

ARTICLE I - NAME

The name of the Limited Liability Company shall be **Berkshire Bathaway LLC** (hereinafter referred to as the **"Company"**).

ARTICLE II - IN-GAME COMPANY

The name of the Company as registered in the business plugin shall **BerkshireBathaway**, created via the /db create command in-game.

ARTICLE III - INCORPORATOR

The incorporator of this Limited Liability Company is:

In-Game Name (IGN)	MexicanRaindeer
Forums Username	MexicanRaindeer
Role	Director

ARTICLE IV - NATURE AND PURPOSE OF BUSINESS

The Company is organized for the purpose of Real Estate Holdings, including but not limited to:

- **Acquiring and holding plots and improved real property (plots, buildings, and structures).**
- **Operating rentals and leasing of residential and commercial units (shops, apartments, and condominiums), including collecting rent and enforcing lease terms.**
- **Managing, maintaining, and improving company-owned real estate assets, including renovations, furnishing, repairs, and property services.**

The Company may engage in any and all lawful business activities permitted under the laws of the Commonwealth of Redmont.

ARTICLE V - OWNERSHIP AND MANAGEMENT

The Company shall be **Manager-Managed**. The initial Manager of the Company is **MexicanRaindeer**, who shall have full authority to conduct the business and affairs of the Company, including but not limited to: appoint officers or executives, entering into contracts, hiring staff, managing all financial operations, and representing the Company in all matters.

ARTICLE VI - MEMBERSHIP

The Company is a **member-based LLC** with 1 member(s):

Member (IGN)	Membership %	Type	Voting Power
MexicanRaindeer	**100**	**Manager**	**100**

ARTICLE VII - CAPITAL CONTRIBUTIONS

(a) Initial Contributions. The initial capital contribution of the Company shall be provided by **MexicanRaindeer**. The initial contribution shall consist of all funds, assets, and resources contributed to the Company at the time of formation, the value of which shall be recorded in the Company's books and records.

(b) Additional Contributions. No member shall be required to make additional capital contributions beyond the initial contribution unless agreed to in writing by the member. Additional contributions may be made voluntarily at the sole discretion of the contributing member.

(c) Failure to Contribute. In the event a member fails to make a required capital contribution that was previously agreed upon in writing, the Manager may, at their discretion: (i) pursue legal remedies to enforce the contribution obligation; (ii) reduce the non-contributing member's membership proportionally; or (iii) dissolve the Company if the failure materially impairs business operations.

ARTICLE VIII - PROFIT AND LOSS DISTRIBUTION

All profits and losses of the Company shall be allocated to the members in proportion to their membership. Distributions of available cash shall be made at the sole discretion of the Manager.

ARTICLE IX - TRANSFER OF MEMBERSHIP

Membership in the Company may only be transferred with the written consent of all existing members. No member may sell, assign, pledge, or otherwise transfer their membership, in whole or in part, without first offering the membership to the remaining members on the same terms (right of first refusal). Any transfer made in violation of this Article shall be void.

ARTICLE X - DISPUTE RESOLUTION

(a) Good Faith Negotiation. In the event of any dispute arising between members, the members shall first attempt to resolve the dispute through good faith negotiation within seven (7) days.

(b) Mediation. If good faith negotiation fails, the disputing parties shall submit the matter to mediation by a mutually agreed-upon neutral third party before pursuing litigation.

(c) Judicial Resolution. If mediation fails to resolve the dispute, any member may file a lawsuit in the courts of the Commonwealth of Redmont, which shall have jurisdiction over all disputes arising under this Certificate of Formation.

(d) Bylaws. Bylaws adopted by the Company shall supplement this Certificate and govern internal operations. In the event of a conflict between bylaws and this Certificate, this Certificate shall prevail. Bylaws may be adopted, amended, or repealed by a majority vote of the members.

ARTICLE XI - AMENDMENTS

(a) This Certificate of Formation may be amended by a vote of at least a **majority (50% or greater)** of the members according to their voting power.

(b) Any proposed amendment must be submitted in writing to all members at least seven (7) days prior to the vote, unless all members unanimously waive the notice requirement.

(c) Any amendment to this Certificate must be filed with the Department of Commerce in accordance with applicable regulations and the DOC Business Incorporation Policy.

ARTICLE XII - DURATION AND DISSOLUTION

(a) Duration. The Company shall exist in perpetuity unless dissolved in accordance with this Article, the Legal Entity Act, or by the unanimous consent of its members.

(b) Dissolution. The Company may be dissolved upon: (i) the unanimous written consent of all members; (ii) a court order; (iii) the occurrence of any event that makes it unlawful for the Company's business to continue; or (iv) administrative dissolution by the Department of Commerce for failure to maintain compliance.

(c) Winding Up. Upon dissolution, the Manager shall wind up the Company's affairs by liquidating assets, paying all outstanding debts and obligations, and distributing any remaining assets to the members in proportion to their membership.

ARTICLE XIII - REGISTERED AGENT

The registered agent for service of process and official communications shall be **MexicanRaindeer**, contactable via the DemocracyCraft Forums and in-game.

IN WITNESS WHEREOF, the undersigned Incorporator/Director has executed this Certificate of Formation on this date.

MexicanRaindeer
Director and Manager]
Berkshire Bathaway LLC



Date: **3rd of March, 2026**

Prepared by:

ToAsTyAX, Associate Barrister,
Titan Legal Group LLC



Date: **2nd of March, 2026**